



For Sale by Public Auction

at 2pm on Thursday 30th November 2023

within Fairfield Restaurant, Lakeland Agricultural Centre,

Cockermouth, CA13 0QQ

Fishing Rights

**Half a mile of single bank rights on the River Cocker,
Southwaite, Cockermouth CA13 0RF**

Mitchells
LAND & PROPERTY

The property comprises 782 metres (855 yards) or thereabouts of single bank fishing on the River Cocker, including the pools known as 'Coop Dub' and 'Turkey Farm Pool'. The riverbed is also included with the property and extends to approx. 0.66 ha (1.63 acres). Whilst the fishing does not have the benefit of catch records, the River Cocker has historically been renowned for runs of salmon, sea trout and brown trout. It has the benefit of a right of access on foot across the field from Simonscales Lane to the west and can also be accessed via the footpath at Southwaite bridge to the east.

METHOD OF SALE,

The property is offered for sale as a whole by Public Auction at 2pm on Thursday 30th November 2023 (unless sold privately beforehand) within the Fairfield Restaurant, Lakeland Agricultural Centre, Cockermouth, CA13 0QQ.

Guide Price £20,000 to £30,000.

The property will be offered for sale as a whole subject to reaching undisclosed reserve prices. Please take note that any guide price given is not a reserve price. If a reserve price is not met during the auction the highest bidder will have the right to purchase the property at the reserve price after the auction. The Vendor reserves the right to amend the particulars of sale at any time; not to accept any offer received; to withdraw from the sale or to sell privately at any time prior to the auction. Any changes will be made clear at the Public Auction.

DEPOSITS, CONTRACTS AND COMPLETION,

A 10% deposit of the purchase price will be payable on the fall of the Auctioneer's hammer. The contracts of sale are also to be signed on the fall of the Auctioneer's hammer. Copies of the contracts of sale will be available for inspection, by prior appointment only, at the offices of the Solicitor and Agent for two weeks prior to the sale.

The date fixed for completion Friday 5th January 2024 or earlier by mutual agreement.

VIEWING

Strictly by arrangement with the Sole Agents: Mitchells land and property, Lakeland Agricultural Centre, Cockermouth, Cumbria, CA13 0QQ.

Tel: 01900 822016. Email:

info@mitchellslandagency.co.uk



Turkey Farm Pool

TENURE

The freehold interest in the land is being offered with the benefit of fishing rights.

ENVIRONMENT

The River Cocker is a Site of Special Scientific Interest. In so far as the Vendor is aware, the property is not affected by any other environmental, historical, archaeological or other statutory designation.

CHARGES

VAT will not be charged on this sale. Search Fees may be charged (see auction pack). An auction admin charge of £500 + VAT will be charged to the purchaser payable on exchange of contracts.

VENDOR'S SOLICITOR:

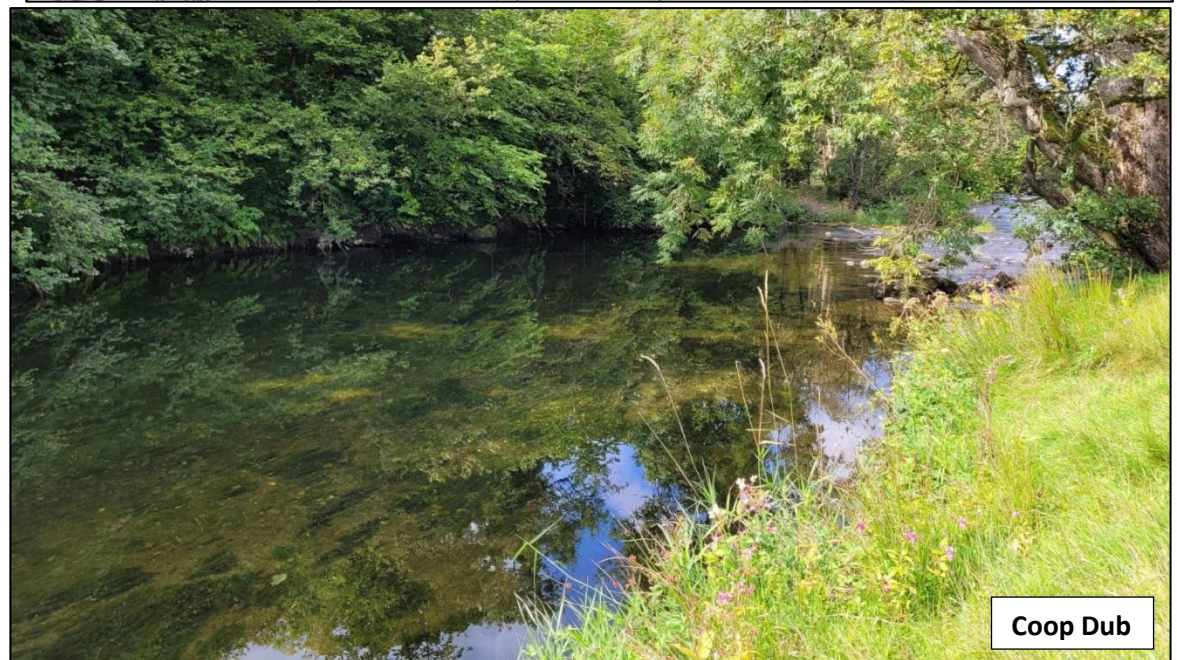
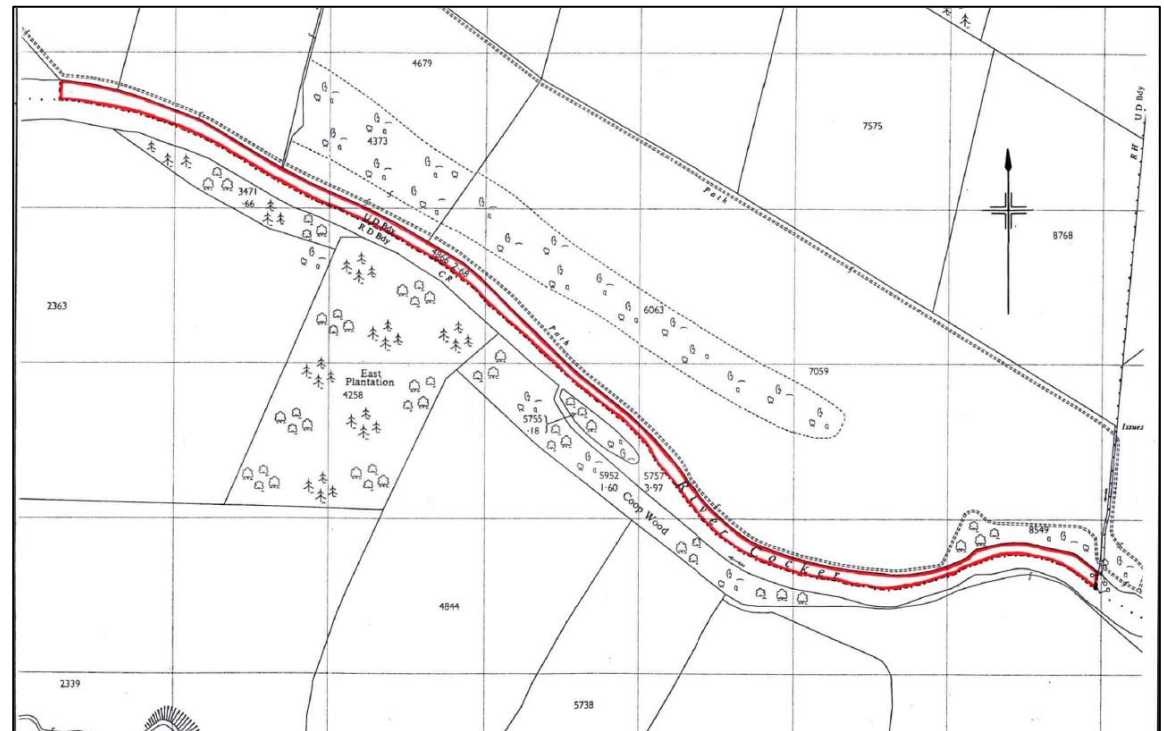
Louise Holt, Brockbanks Solicitors, Norham House, 71 Main Street, Cockermouth CA13 9JS

Tel 01900 827222 Email louiseholt@brockbanks.co.uk

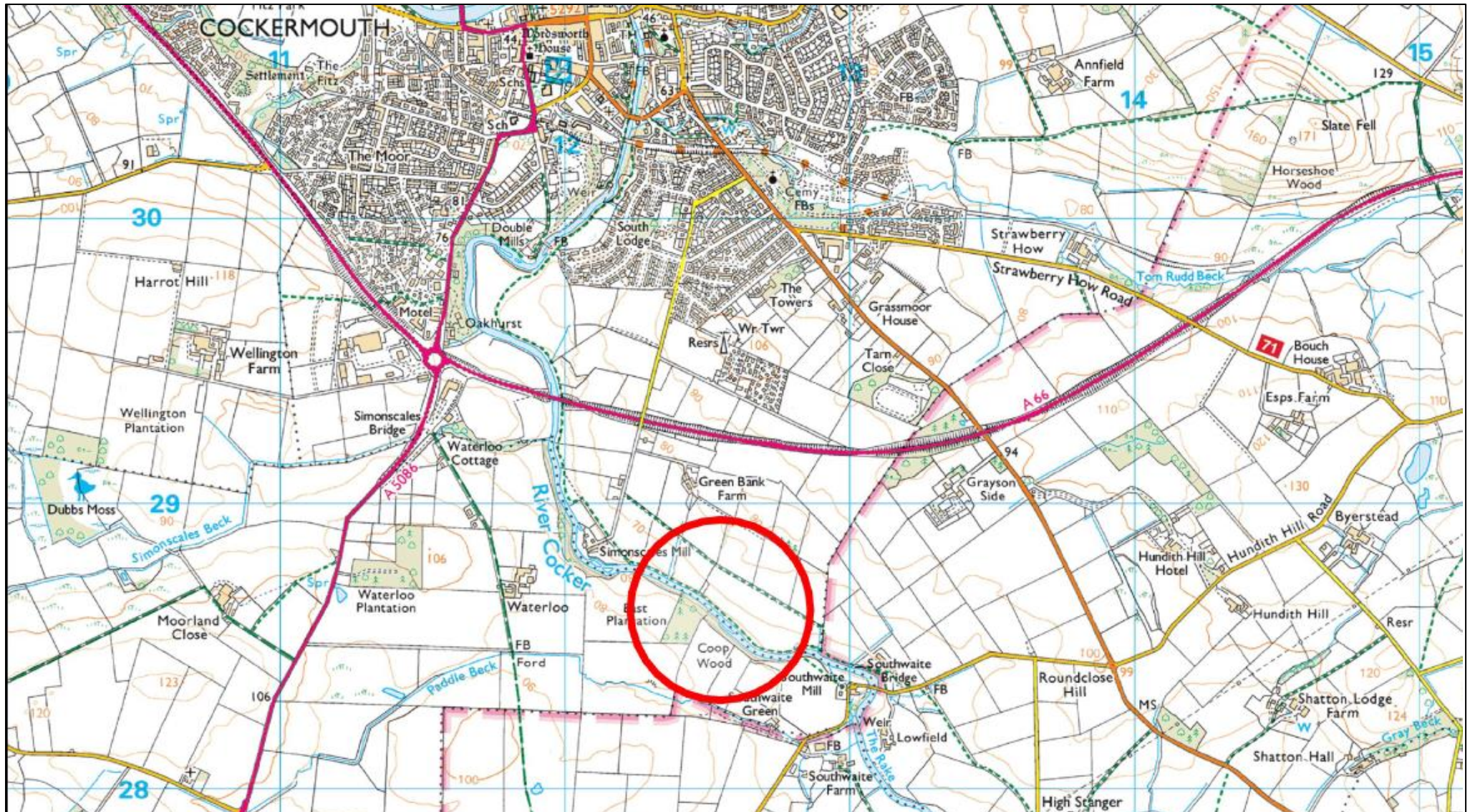
MONEY LAUNDERING REGULATIONS

As selling agents we are obliged to carry out customer Due diligence. All prospective purchasers must provide us with proof of identity to be in a position to Bid/Purchase at the auction or register online. Full details and registration link available from the agents.

 what3words lifetimes.reminds.broccoli



Coop Dub



Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken September 2023. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Promap* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.